

## CPC Meeting and Public Hearing – March 2, 2015

7:00 pm

The Kingsbury Room, Wellesley Police Station

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The Wellesley Community Preservation Committee met at 7:00 pm in the Kingsbury Room of the Wellesley Police Station.

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Tad Heuer, Susan Troy, Jim Conlin, Joan Gaughan, and Kathy Egan. Mason Smith from Advisory was present. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:03pm.

### **Citizens Speak**

No citizens were present.

### **Discussion of Library/Board of Selectmen Hills Branch Library Request of \$2,750 for South chimney evaluation**

Most of the committee members voiced their support for the request and thought that the hiring of a preservationist to assess the fixes and to ensure historic adherence is a valid first step.

Mr. Conlin considered the chimney repairs to be maintenance and should fall under the town's responsibility to fund. Some historic buildings that had no budget with the town were funded by CPC, but the library has always been under the operational maintenance of the town. He is concerned that other historic buildings will follow suit with similar maintenance requests. He doesn't think CPA funds should be used to pay for maintenance but instead to fund new things that the town otherwise wouldn't do. He thinks CPC should endorse but not fund this request.

Mr. Port responded that the sum is small and an evaluation from a preservationist would steer the Permanent Building Committee to repair the chimney properly. It would also show whether the repair would be considered maintenance or preservation. He is in favor of this initial step of hiring the consultant. Next steps will depend on the outcome of the report and there are no guarantees that CPC will support those.

Ms. Egan agreed with Mr. Port and questioned the long term maintenance plan of the library. Ms. McMahon also agreed and added that the library building is a town asset that needs to be preserved, whether it is used as a library or something else in the future.

Mr. Port moved to approve the request from the library trustee and Board of Selectmen for \$2,750 to hire a consultant to assess the chimney. Motion was seconded by Ms. Gaughan. The vote was unanimous.

Steve Burt from Recreation joined the meeting. He will be taking Mr. Conlin's place on CPC after tonight.

### **Discussion of PFTF Request of \$166K for High School track and field renovation**

There is an error in Attachment 5 of the revised application dated 2/2015 from PFTF where fiscal year 2016 should be 2017. PFTF will send revision.

Ms. Troy questioned how PFTF fits into the town government. Ms. McMahon explained that PFTF is an ad hoc committee of playing field users established about 15 years ago. It is made up of representatives from NRC, BOS, DPW, soccer and lacrosse clubs, etc. It's a standing committee and not a formal part of town government.

Ms. Troy then questioned whether it's legally ok to give CPA funds to a committee like PFTF that is not part of town government.

Mr. Port explained that even individuals may and have come before CPC requesting funds, and PFTF would be similar to the Fuller Brook Committee.

Mr. Conlin added that the request does not meet CPA guidelines (he passed out copies of the 9/2004 version of CPA guidelines). Like the chimney, he considers the field project maintenance that should be done by the town. He also noted the difference between the HS field and Sprague, which was remediated using CPA monies. Sprague would have been lost because the site was condemned due to toxic waste. While the HS field is in chronically poor condition, it is not hazardous. It is usable, just not as often as users would like.

Ms. McMahon responded that the project is not maintenance, but a new track and field will be built. It has needed upgrades for the last 10 years but has been pushed back again and again for various budgetary reasons.

Discussion continued. Although all members agreed on the merits of the project, a majority felt that PFTF missed an important step of placing a warrant for the upcoming March town meeting. As it stands, the project has not been included in the town's capital plan. Most members were uncomfortable with presenting it solely as a CPC article. They also felt that the language in the application implied that CPC will not only fund the initial \$166,000 but also \$830K in future construction costs. They would like to see more commitment from Town and other

funding sources, especially the schools which will get priority use of the new fields, before they can take a vote.

Ms. McMahon and Mr. Burt dis agreed. Ms. McMahon expressed that the HS track and field is a town wide asset, not just for schools, that needs attention now. She is comfortable with CPC providing the seed money to kick off the project, as it has done in the past for other projects.

It was decided that the committee will not vote on the request tonight but leave it as a continuance. In order for the group to vote, the request should be presented and warranted. PFTF must show that the town is behind the project, who has authority and who will oversee it.

Mr. Port summarized that CPC will allocate for fiscal year 2016:

\$82,000 for historic plaques

\$120,000 for NRC pond project

\$0 for the HS track and playing field - request outstanding for 166k \*

\*upon contingencies that need to be met.

CPC will keep the PFTF request as a motion for now.

Mr. Port will provide this new financial plan to Ms. Smith of Advisory.

### **Approval of Invoices**

#### **Community Preservation Coalition Dues**

Mr. Heuer moved to approve \$4,050 for the Community Preservation Coalition dues.

Ms. Egan seconded the motion. The vote was unanimous.

#### **Gateway Media**

Ms. Troy moved to approve an invoice of \$22.56 for a public hearing notice placed in the *Wellesley Townsman* in January. Ms. Egan seconded the motion. The vote was unanimous.

#### **Wetland Protection Committee**

There is an outstanding invoice from the Wetland Protection Committee for consultant fees for phase 3 of the Fuller Brook project in the amount of \$2,950.

Mr. Port proposed 2 motions.

Motion 1. Mr. Port moved to approve this invoice for money on hand in CPC account for Fuller Brook. Ms. Gaughn seconded the motion. The vote was unanimous.

Motion 2. Mr. Port moved to approve a contingency if we have no money in the Fuller Brook account. Instead, CPC will add a motion at the town meeting to pay as a matter of bookkeeping from balance on hand in the undesignated account. Ms. Gaughn seconded the motion. The vote was unanimous.

### **Annual Town Meeting Prep -- 3/30**

CPC will submit report to ATM. Everyone must sign off before handoff to moderator. Members can sign at first night of town meeting, on 3/30, at 7:00pm before start of ATM. If there are any changes to the PFTF request, it can be discussed then.

Financial plan and final report is due to Advisory on Friday (3/6).

### **Approval of Minutes: February 11, 2015**

Mr. Port moved to approve the minutes with minor changes. Motion was seconded by Ms. Gaughn. The vote was unanimous.

### **Adjourn**

A motion to adjourn was made at 8:57pm by Mr. Conlin. It was seconded by Mr. Port. The vote to adjourn was unanimous.